

127.0

0005

0034.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

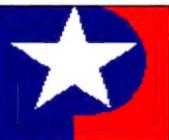
804,800 / 804,800

USE VALUE:

804,800 / 804,800

ASSESSED:

804,800 / 804,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
14		MOULTON RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: GLYNN LAWRENCE R/TRUSTEE

Owner 2: FIVE GLYNN TRUST

Owner 3:

Street 1: P.O. BOX 4

Street 2:

Twn/City: POCASSET

St/Prov: MA Cntry Own Occ: N

Postal: 02559 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains .104 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4528		Sq. Ft.	Site		0	70.	1.23	8									389,087						389,100	

Total AC/Ha: 0.10395

Total SF/SM: 4528

Parcel LUC: 104 Two Family

Prime NB Desc ARLINGTON

Total:

389,087

Spl Credit

Total:

389,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 2	Rating: Average			A Bath:	Rating:										
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:			A 3QBth:	Rating:										
(Liv) Units: 2	Total: 2			1/2 Bath:	Rating:			A HBth:	Rating:										
Foundation: 1 - Concrete				OthrFix:	Rating:														
Frame: 1 - Wood				RESIDENTIAL GRID															
Prime Wall: 1 - Wood Shingle				1st Res Grid	Desc: Line 1	# Units	2												
Sec Wall:		%		Level	FY LR DR D K FR RR BR FB HB L O														
Roof Struct: 1 - Gable				Other															
Roof Cover: 1 - Asphalt Shgl				Upper															
Color: BROWN				Lvl 2															
View / Desir:				Lvl 1															
GENERAL INFORMATION				Lower															
Grade: C - Average				Totals	RMS: 10	BRs: 4	Baths: 2	HB											
Year Blt: 1927	Eff Yr Blt:			CONDO INFORMATION															
Alt LUC:	Alt %:			Location:															
Jurisdict:	Fact: .			Total Units:															
Const Mod:				Floor:															
Lump Sum Adj:				% Own:															
INTERIOR INFORMATION				Name:															
Avg Ht/FL: STD				DEPRECIATION															
Prim Int Wal: 2 - Plaster				Phys Cond: FA - Fair-Avg	35. %														
Sec Int Wall:		%		Functional:		%													
Partition: T - Typical				Economic:		%													
Prim Floors: 3 - Hardwood				Special:		%													
Sec Floors:		%		Override:		%													
Bsmnt Flr: 12 - Concrete				Total:	35.6 %														
Subfloor:				CALC SUMMARY															
Bsmnt Gar:				Basic \$ / SQ:	180.00														
Electric: 3 - Typical				Size Adj.: 1.12727273															
Insulation: 2 - Typical				Const Adj.: 0.98990101															
Int vs Ext: S				Adj \$ / SQ: 200.860															
Heat Fuel: 1 - Oil				Other Features: 101500															
Heat Type: 5 - Steam				Grade Factor: 1.00															
# Heat Sys: 2				NBHD Inf: 1.00000000															
% Heated: 100		% AC:		NBHD Mod:															
Solar HW: NO	Central Vac: NO			LUC Factor: 1.00															
% Com Wal	% Sprinkled			Adj Total: 645539															
				Depreciation: 229812															
				Depreciated Total: 415727															
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val													
Make:		Model:		Juris. Factor:		Before Depr:	200.86												
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net:	104.68												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	127.0-0005-0034.0
More: N	Total Yard Items:				Total Special Features:												Total:		
IMAGE AssessPro Patriot Properties, Inc																			